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December 9, 2010

**Santos H. Kreimann**  
Director

**Kerry Silverstrom**  
Chief Deputy

TO: Small Craft Harbor Commission

FROM: Santos H. Kreimann, Director

**SUBJECT: ITEM 6b – APPROVAL OF DOCK REDEVELOPMENT PLAN -  
PARCELS 44 (portion), 47, 48, 49, 77 AND EE (WATER AREAS  
SURROUNDING CHACE PARK PENINSULA) – MARINA DEL REY**

Item 6b pertains to a Board letter requesting approval from the Board of Supervisors for a plan to redevelop docks surrounding Chace Park on parcels 44 (portion), 47, 48, 49, 77, and EE and to authorize the Director of Beaches and Harbors to solicit a Request for Proposals (RFP) to design/build the docks.

On July 8, 2009, a presentation of an earlier plan for the Chace Park docks was made to your Commission and public input was received. Another meeting was held on November 29, 2010 with the Anchorage 47 slip tenants and the Santa Monica Windjammers Yacht Club to present the same plan. There were concerns expressed regarding the 144 slips that would be lost with the Parcels 47 and 44 (portion) plan. No comments were received on the public docks at Parcels EE, 48, 77 and 49.

As a result of comments received on the plans showing a loss of 144 slips, an alternate plan is being presented to your Commission resulting in a loss of only 50 slips. The slip count under the newly proposed configuration will go from the existing 332 slips to 282 slips. The loss of 50 slips is due to the elimination of double slips and the requirement to provide modern dock configurations in conformance with Department of Boating and Waterways standards, and American with Disabilities Act requirements.

Prior to filing the attached Board letter for Board of Supervisors' consideration, the Department will invite the Anchorage 47 slip tenants and the Santa Monica Windjammers Yacht Club to review the revised plan. The Department will consider their input for any further plan revisions.

Your Commission's endorsement of the recommendations to the Board of Supervisors to approve the dock plans and authorize the Director to solicit a design/build RFP in the attached Board letter is requested.

SHK:mk



DRAFT

*To enrich lives through effective and caring service*



The Honorable Board of Supervisors  
County of Los Angeles  
383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, California 90012

**Santos H. Kreimann**  
Director

**Kerry Silverstrom**  
Chief Deputy

Dear Supervisors:

**APPROVAL OF DOCK REDEVELOPMENT PLAN –  
PARCELS 44 (portion), 47, 48, 49, 77 AND EE (WATER AREAS  
SURROUNDING CHACE PARK PENINSULA) - MARINA DEL REY  
(4th District - 4 Votes)**

**SUBJECT**

Request approval of a plan to redevelop the docks adjacent to Burton Chace Park (Parcels 44 (portion), 47, 48, 49, 77 and EE) in Marina del Rey and authorization for the Director of the Department of Beaches and Harbors to have plans prepared for solicitation of a Request for Proposals for a design-build contract to construct the docks.

**IT IS RECOMMENDED THAT YOUR BOARD:**

1. Find that your approval of the attached dock plan and your authorization for the preparation of plans and subsequent Request for Proposals is categorically exempt under the California Environmental Quality Act pursuant to classes 2(a) and 3(b) of the County's Environmental Document Reporting Procedures and Guidelines.
2. Approve the proposed Dock Replacement Plan for the County controlled docks on Parcels 44 (portion subject to the County's option to purchase), 47, 48, 49, 77 and EE, which surround the proposed expanded Burton Chace Park, and authorize the Director of the Department of Beaches and Harbors to have plans prepared to construct the docks and to issue a Request For Proposals (RFP) for a design-build contract to construct the docks.

**PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

The County owns and operates Burton Chace Park (Parcel EE) in Marina del Rey as well as the adjacent properties of Anchorage 47 (Parcel 47), the Boathouse (Parcel 48), Dock 77 boat storage (Parcel 77), and the landside of Parcel 44 (portion), and has an option to purchase a portion of the Parcel 44 waterside. Improvements on the waterside of these parcels include for-rent boat

slips at Anchorage 47 and Parcel 44 (portion), transient docks on Parcel EE, in-the-water berthing for the County operated Water Awareness Training Education and Recreation (W.A.T.E.R) program and the Sea Scouts on Parcel 48, and temporary docking for the Fantasea One charter vessel on Parcel 77. Many of the slips in the County operated Anchorage 47 are in a deteriorated condition and require replacement as soon as possible. Similarly, the slips in the Parcel 44 (portion) anchorage also require replacement and would be reconstructed following the County exercise of its Option to purchase this leasehold consisting of 159 boat slips.

Noble Consultants Inc., one of the Department's consulting harbor engineers, has prepared the attached dock plan for the Chace Park peninsula which includes the water area of Parcels 44 (portion), 47, 48, 77 and EE, and an additional public dock at Parcel 49. All of the existing docks are to be replaced with new modern docks in a phased replacement over several years. Due to the poor condition of the existing slips, the first phase will begin at the westerly end of the Parcel 47 docks and continue in phases to the easterly end of Parcel 44 (portion) with the transient slips on Parcels EE and 48 to follow. The new recreational floating dock at Parcel 77 for storage of small boats will commence prior to, or concurrent with, the first phase so this public benefit project would come to fruition as early as possible to satisfy the increased needs of rowers. The construction of an additional public dock at Parcel 49 is contingent on securing grant funding from the California Department of Boating and Waterways (DBAW).

There are 332 existing for-rent slips on Parcels 47 and 44 (portion), 110 of which are configured in double slips (55 double slips). Parcel 47 has 173 slips and Parcel 44 (portion) has 159 slips. Upon project completion, the total number of slips will be reduced by 50 to a total of 282 slips. Previously, based on the Marina del Rey Slip Sizing Study, the redeveloped marina would have lost a more significant 144 slips due to a variety of factors including wider fairways for vessel turning as recommended by DBAW, American with Disabilities Act requirements, the elimination of double slips, and market demand for larger boats. However, after gathering input from boaters, including Anchorage 47 slip tenants and Santa Monica Windjammer's Yacht Club members, the Department has decided that pursuing an in-kind replacement plan for this County-owned and operated anchorage is more appropriate. It would lessen the number of slips lost and maintain a larger supply of small slips providing Marina del Rey lessees with more flexibility to pursue a slip replacement program that would address the new code requirements and satisfy future market demands. The minor loss of 50 slips is not expected to cause any displacement of boaters at Anchorage 47 as there are 66 vacant slips (as of October 2010 ) and Marina del Rey as a whole has a 12.4% vacancy rate, or 585 slips.

Parcel EE contains 23 County-operated transient slips which will be reconfigured and expanded to 32 slips. An additional 190 feet of side tie docking space for a total of 550 feet of side tie is planned that will allow greater flexibility in accommodating larger transient boats. The County-operated docks in Parcels 48 and 77 will be reconfigured and expanded for small recreational boating uses. Parcel 48 will increase from 10 slips 18 feet in size to 12 slips that are 32 feet in size. Parcel 77 will replace its current 14-slip dock with a 485-foot floating dock which will be able to accommodate 20 storage racks capable of holding personal watercraft (kayaks, dinghys, rowing shells, etc.) up to 65 feet long. Based on a maximum 18-foot long vessel, the storage racks will have capacity for 162 small boats. The design of the docks will allow for easy launching and retrieval of small watercraft. In addition, a fourth dock will be added to the launch ramp (Parcel 49) for visiting dingy tie-up and staging.

Due to the condition of the Chace Park docks, an accelerated replacement schedule is desirable with the first step being completion of the required plans and specifications. These docks are currently included in the proposed master waterside Coastal Development Permit (CDP) application to be submitted to the California Coastal Commission, which has the original jurisdiction on issuing CDPs for waterside improvements. The County and six marina lessees propose to consolidate all existing waterside redevelopments into one master waterside CDP including a total of twelve boat dock reconstruction projects. Seven of these are for-rent marinas on Parcels 8, 10, 21, 42/43, 44, 47/45 and 125. The rest are transient and public docks, including a new dock at the boat launch area.

The preparation of the CDP has included outreach to interested parties, especially the tenants on Anchorage 47, including the Santa Monica Windjammers Yacht Club, to listen to their issues and concerns regarding the proposed reconfigured Anchorage 47 marina. The most recent outreach meeting was held on November 29, 2010 and all Parcel 47 tenants were invited. The plans also have been presented to the public at the Small Craft Harbor Commission's meetings of May 13, 2009; June 10, 2009; and, December 14, 2010.

Following your Board's approval of the attached dock plans, a design-build RFP will be solicited. Upon review of the bids, the Department of Beaches and Harbors will return to your Board to seek approval of a contract with the successful bidder and funding to proceed with replacement of the docks.

The County recaptured the Parcel 47 leasehold on March 25, 2008 when the lessee chose to terminate its hold-over lease with the County, whereupon the County took over the management and maintenance responsibilities for the Anchorage 47 docks. Annual County revenue from Parcel 47 increased by approximately \$687,000 during the first year due to the County's operation of the docks (County was receiving 25% of the gross receipts, but now receives 100%



of gross receipts). On July 1, 2008, your Board approved allocating all rental income from Parcel 47 in an interest bearing account to be used solely for the annual operation, repair, maintenance, and replacement of the Anchorage 47 docks and premises.

In regard to the County's interest in a portion of Parcel 44 adjacent to Anchorage 47, on February 24, 2003, your Board approved and authorized an option agreement to acquire a portion of the landside property (First Option Property) and a portion of the waterside property (Second Option Property) of Parcel 44 for the intended Chace Park expansion. Subsequently, your Board has approved amendments to extend the expiration dates of the option agreement. The County has since acquired the First Option Property and the option to acquire the Second Option Property (waterside) may be exercised any time by providing the lessee with 30 days' written notice. The Department will be presenting to your Board in a separate Board letter on the same agenda as this item, a request to exercise the option to acquire the Second Option Property. Upon the acquisition of the Second Option Property, the County will be responsible for the operation, repair, maintenance and replacement of the docks.

#### Implementation of Strategic Plan Goals

The recommended action will enable the County to replace the current docks around Burton Chace Park in a timely manner and thereby provide new, modern, and safer docks for recreational use by the public, in furtherance of Strategic Plan Goal No. 1, "Operational Effectiveness," Strategy No. 1, "Fiscal Sustainability," and Goal No. 3, "Community and Municipal Services," Strategy No. 1, "Cultural and Recreational Enrichment."

#### **FISCAL IMPACT/FINANCING**

There are no fiscal impacts from the recommended actions. We will return to your Board at a later date to request approval to fund the design build contract and dock construction.

#### Operating Budget Impact

Replacing the docks will eliminate the constant repair work necessary to keep the existing docks in operation.

#### **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

The combined Parcels of 44 (portion), 47, 48, 77 and EE contain approximately 392,871 square feet of water area (9.02 acres) and are improved with older docks that are in severe need of replacement.

At its meeting of December 14, 2010, the Small Craft Harbor Commission by a vote of \_\_\_\_ to \_\_\_\_, endorsed/did not endorse the Director's recommendation that

your Board approve the proposed plan to replace the County owned or controlled docks surrounding the Chace Park peninsula.

**ENVIRONMENTAL DOCUMENTATION**

The approval of the attached dock plans and your authorization to solicit a Request for Proposals for a design/build contract is categorically exempt under the California Environmental Quality Act pursuant to classes 2(a) and 3(b) of the County's Environmental Document Reporting Procedures and Guidelines.

**CONTRACTING PROCESS**

The design-build RFP is contemplated as a means to find the most qualified manufacturer of modern docks to prepare plans for approval by Building and Safety for construction and installation of a new Chace Park dock. The plans and specifications to be used in the RFP are to be developed by the Department's contract harbor engineer.

**IMPACT ON CURRENT SERVICES (OR PROJECTS)**

The actions contemplated by this Board letter will provide the public with new and safer docks by replacing the existing deteriorated County-owned docks that are in constant need of repair, and in fact, are sometimes taken out of service until repairs can be made. In addition, the new transient dock plan will provide greater flexibility for visiting vessels of a greater range of types and sizes over the current dock systems.

**CONCLUSION**

Please approve the proposed Chace Park dock plan and authorize the Director to have the necessary plans and specifications prepared, to issue a design-build RFP to select a qualified dock builder to design and construct the replacement docks.

Respectfully submitted,

Santos H. Kreimann  
Director

SHK:pwmk

Attachment (1)

c: Chief Information Officer  
County Counsel



*To enrich lives through effective and caring service*

December 9, 2010



**Santos H. Kreimann**  
Director

**Kerry Silverstrom**  
Chief Deputy

TO: Small Craft Harbor Commission

FROM: *Gary Jones*  
for Santos H. Kreimann, Director

**SUBJECT: ITEM 7a - ONGOING ACTIVITIES REPORT**

**BOARD ACTIONS ON ITEMS RELATING TO MARINA DEL REY**

In connection with the proposed single-use carryout bag ban, the Board of Supervisors on November 16, 2010, certified the EIR, approved the introduction of and ordered placed on the agenda for adoption, the ordinance regulating the use of plastic and paper carryout bags, and approved various motions directing appropriate departments to revise the definition of a "reusable bag", encourage cities within the County to adopt a similar bag ban, monitor compliance, and phase out by July 1, 2011 the use of plastic carryout bags at County facilities and events.

On December 7, 2010 the Board of Supervisors approved the five-year agreement with the Marina del Rey Convention and Visitors Bureau commencing on January 1, 2011 through December 31, 2015.

**REGIONAL PLANNING COMMISSION'S CALENDAR**

On December 15, 2010, the Regional Planning Commission (RPC) will hold the second public hearing on the Marina del Rey Local Coastal Program Major Amendment.

Also on December 15, the RPC will hear the variance request from Caruso Affiliated continued from its November 3, 2010 meeting, to allow signage at the Waterside Shopping Center (Parcel 50) in excess of what is permitted by the signage regulations established by the Marina del Rey Local Coastal Program. The request is to allow five freestanding signs and to allow each subtenant one additional Design Control Board approved permanent window-mounted business identification sign, whether mounted upon a glass door or window.

On December 1, 2010, the RPC approved three permits requested by FantaSea Yachts: 1) Coastal Development Permit to increase its occupancy load from 280 to 299 persons to accommodate the existing charter boat business, 2) a Conditional Use Permit to allow the continued sale of alcohol, and 3) a Parking Permit to authorize the continued use of off-site parking facilities and increase the number of parking spaces from 93 to 100, conditioned upon a parking plan arranged between FantaSea, Department of Regional Planning, and Department of Beaches and Harbors.

### **VENICE PUMPING PLANT DUAL FORCE MAIN PROJECT UPDATE**

The court has approved the parties' stipulation regarding a briefing schedule and has set the hearing on County's writ petition for April 20, 2011.

### **OXFORD BASIN PROJECT UPDATE**

The Department of Public Works (DPW) reported that a Sediment and Water Quality Characterization Study was completed in August 2010. A Phase II soil investigation is to be conducted and completed by April 2011. The final biological study has been completed by DPW. A consultant has been hired to start the environmental review process for a Mitigated Negative Declaration.

### **REDEVELOPMENT PROJECT STATUS REPORT**

The updated Marina del Rey Redevelopment Projects Descriptions and Status of Regulatory/Proprietary Approvals report is attached.

### **DESIGN CONTROL BOARD MINUTES**

Minutes for the Design Control Board's August and September 2010 are attached.

### **UNLAWFUL DETAINER ACTIONS**

For the month of November 2010, there were four unlawful detainer lawsuits reported by the lessees for failure to pay rent and other monetary obligations, and breach of the lease agreement.

### **PUBLIC ACCESS ON STRIP OF LAND BETWEEN OCEAN FRONT WALK AND THE BEACH**

On November 8, 2010, a meeting was held with the Third District Board Office, SCHC Chair Russ Lesser and Commissioner Allyn Rifkin, and representatives of County Public Works and Beaches and Harbors to discuss Mr. Lesser's interest in extending the beach bike path from Washington Boulevard south to the North Jetty with a connection to Via Marina and Admiralty Way. It was explained that bike lanes could not be installed along Admiralty Way because of the intersection improvement projects planned along Admiralty Way, which are requirements of the Local Coastal Plan. There was concurrence with Mr. Lesser that it would be desirable to extend the beach bike path to the North Jetty, however, it was explained that the area was under the jurisdiction of the City of Los Angeles. The City of LA's bicycle plan originally showed the southerly extension of the beach bike path to the North Jetty, which the City later removed following complaints by City residents living along the proposed beach bike path alignment. The Board Office indicated they would discuss this matter with Councilman Rosendahl.

Regarding the County's Bicycle Master Plan, the plan is to have the draft Master Plan available for public comment from January to March 2011. During that time, a CEQA scoping meeting is planned, which will help determine the environmental document issues for either an Environmental Impact Report or a Negative Declaration.



**FOLLOW-UP FROM NOVEMBER 10, 2010 MEETING:**

1. Underground Oil Wells and Gas Lines in the Marina

The Department is working with both the Parcel 113 (Mariners Village) lessee and the Gas Company in an effort to gain additional information regarding permits for the abandonment of the gas wells. To the extent we are able to secure this information we will provide it to your Commission at a regularly scheduled meeting.

2. Description of slip count changes in anchorage redevelopment

The Department investigated changes in slip counts of various anchorage redevelopments throughout Southern California and found that slip loss mitigation occurred because the redevelopment included new water areas.

**Bahia Marina** – Bahia Marina redeveloped 84 slips into 91 ADA compliant slips. Excerpts from the CCC Notice of Impending Development (NOID) 1-08, for Bahia Marina Dock Expansion and Replacement, for Public Hearing and Commission Action at the January 7, 2009 Commission Meeting in Oceanside stated:

*“New docks will be extended southward approximately 350 feet from where no docks currently exist.”* page 5 of 15

*“The dock expansion and lease line extension into the waterway at this site was approved by the Commission under PWPA 1-07 (“Master Plan Marina Map”) in October 2008.”* page 9 of 15

*“Additionally, new slips will be added to the marina where no slips currently exist, located to the south of the existing boat slips and extending toward the mouth of the harbor along the shoreline.”* page 12 of 15

This report can be viewed at the following website link:

<http://documents.coastal.ca.gov/reports/2009/1/W18a-1-2009.pdf>

The Department also contacted Almar Management, a marina management firm, who advised that the following projects mitigated slip losses by using additional water areas:

Ventura Isle Marina - Added +/- 2 acres

Cabrillo Marina - 1 to 2 acres

Peninsula Yacht Marina – to be determined

SHK:mk

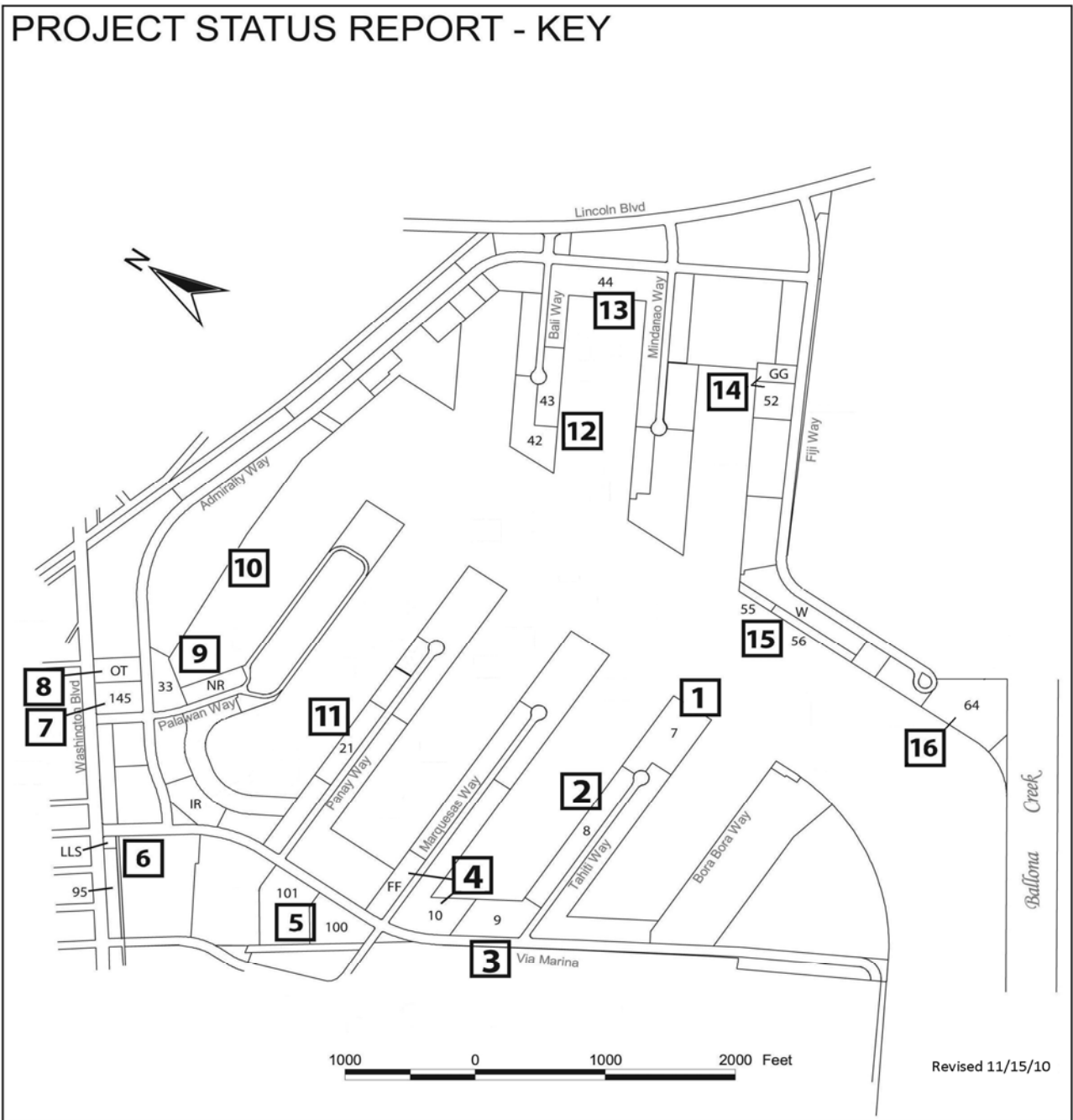
Attachments (3)

Marina del Rey Redevelopment Projects  
Descriptions and Status of Regulatory/Proprietary Approvals  
As of November 30, 2010

Map Key	Parcel No. -- Project Name/Lessee	Lessee Name/ Representative	Redevelopment Proposed	Massing and Parking	Status	Regulatory Matters
1	<b>7</b> -- Tahiti Marina/K. Hakim	Kamran Hakim	* Complete leasehold refurbishment; 149 apartments * Relocate landside boater facilities * 214 slips + 9 end ties will not be reconstructed at this time	<b>Massing</b> -- 3 stories, 36'-7" in height <b>Parking</b> -- Currently 465 spaces. Possible slight reduction of parking due to relocation of landside boating facilities. Impact is currently unknown.	Proprietary -- BOS action on term sheet on 9/29/09. Regulatory -- The 30-day public review period of the MND was 3/15/10 through 4/14/10. BOS certified MND on 7/20/10. Site renovation approved in concept by DCB on 7/21/10. DRP Site Plan application filed on 9/13/10. Final DCB concept will be considered on 12/15/10.	No Variance proposed
2	<b>8</b> -- Bay Club/ Decron Properties	David Nagel	* Building renovation; 205 apartments * 207 slips + 11 end ties will be reconstructed	<b>Massing</b> -- Two 3-story residential buildings over parking; 41' and 48' <b>Parking</b> -- 315 residential parking spaces and 172 slip parking spaces	Proprietary -- Term sheet action by BOS August 2008; lease extension option approved by BOS 12/8/09. Regulatory -- DCB conceptual approval on August 2008. Site Plan Review application filed with DRP on 12/4/08, approved 12/23/09. BOS certified MND on 12/8/09. CDP application for new docks will be included in the Department's watersdie CDP.	No Variance proposed
3	<b>9</b> -- Woodfin Suite Hotel and Vacation Ownership/ Woodfin Hotels	Ben Ryan	* 19-story, 288-room hotel (152 hotel rooms and 136 timeshare suites) * 6-story parking structure containing 360 spaces * New public transient docks * 28 foot-wide waterfront promenade * Wetland park	<b>Massing</b> -- 19-story hotel with 5-story parking structure, 225' tall, on northern half of parcel with view corridor and wetland park on southern half <b>Parking</b> -- All project required parking to be located on site	Proprietary -- Term sheet action by BOS February 2007 Regulatory -- DCB conceptual approval on June 2006. RPC filing on November 2006. DCB approval of promenade improvements on 12/17/09. RPC approval of Tentative Tract Map, CDP, CUP, Parking Permit, Variance and FEIR for landside on 3/10/10. RPC approval of CDP for wetland park and Plot Plan for waterside on 3/10/10. Project appealed to BOS and meeting date to be determined.	CDP required from from CCC for waterside improvements
4	<b>10/FF</b> -- Neptune Marina/ Legacy Partners	Sean McEachorn	* 526 apartments * 161-slip marina + 7 end-ties * 28 foot-wide waterfront promenade * Replacement of public parking both on and off site	<b>Massing</b> -- Four 55' tall clustered 4-story residential buildings over parking with view corridor <b>Parking</b> -- 1,012 project required parking spaces to be provided (103 public parking spaces to be replaced off site)	Proprietary -- Term sheet action by BOS August 2004; lease documents approved by BOS August 2008 Regulatory -- DCB conceptual approval on June 2006. RPC filing on November 2006. DCB approval of promenade improvements on 12/17/09. RPC certified EIR on 3/10/10 and recommended approval of Plan Amendment, CDP, CUP and Variance to BOS.	LCP amendment to allow apartments on Parcel FF, remove Open Space category, and transfer development potential from other development zones Parking permit to allow 103 replacement public parking spaces off site Variance for enhanced signage and reduced setbacks
5	<b>100/101</b> -- The Shores/ Del Rey Shores	Jerry Epstein/ David Levine	* 544-unit apartment complex * 10 new public parking spaces	<b>Massing</b> -- Twelve 75' tall 5-story residential buildings <b>Parking</b> -- All parking required of the project to be located on site plus 10 public beach parking spaces	Proprietary -- Lease extension Option approved by BOS December 2006. 18-month extension of Option approved by BOS on 12/15/09. Regulatory -- RPC approval June 2006; BOS heard appeal February 2006; and approved project March 2007. Per court order, EIR redone as to grading; BOS approved EIR 12/16/08; Plan check application filed	Variance for enhanced signage
6	<b>95/LLS</b> -- Marina West Shopping Center/Gold Coast	Michael Pashaie/ David Taban	*23,500 square feet of commercial/retail/restaurant and public park component.	<b>Massing</b> -- Single story buildings <b>Parking</b> -- All parking required of the project to be located on site	Proprietary -- New Term sheet to be negotiated. Regulatory -- To be determined.	No Variance proposed
7	<b>145</b> -- Marina International Hotel/ IWF Marina View Hotel	Dale Marquis	* Complete renovation of 134 rooms	<b>Massing</b> -- Two 3-story buildings, 42' and five 1-story bungalows, 22' <b>Parking</b> -- 208 parking spaces.	Proprietary -- BOS action on term sheet on 2/16/10. Regulatory -- DCB initial hearing November 2008; conceptual approval granted January 2009. Initial Study received by DRP May 2009; 30-day public review period of the MND was 3/10/10 through 4/09/10. BOS certification of MND pending.	No Variance proposed
8	<b>OT</b> -- Oceana Retirement Facility/ Goldrich & Kest Industries	Jona Goldrich/ Sherman Gardner	* 114-unit congregate care units plus ancillary uses * 3,500 square feet of retail space * Replacement of 92 public parking spaces on site * Public accessway from Washington to Admiralty	<b>Massing</b> -- One 5-story residential (senior) building over ground-floor retail and parking; 65' tall <b>Parking</b> -- On-site parking includes all required project parking, 92 public parking spaces (94 public parking spaces to be replaced off site near Marina Beach)	Proprietary -- Lease documents approved by BOS July 2008. Regulatory -- DCB conceptual approval on August 2005; RPC filing May 2006. DCB approval of pedestrian plaza on 2/17/10. RPC certified EIR 4/28/10 and recommended approval of Plan Amendment, CDP, CUP, and Parking Permit to BOS.	LCP amendment to create Active Seniors Accommodations Land Use Category and rezone OT from Parking to Active Seniors Accommodations with Mixed Use Overlay Zone, and transfer development potential between Development Zones Parking permit for senior retirement facility and to allow some replacement public parking off site. No Variance proposed
9	<b>33/NR</b> -- The Waterfront	Ed Czucker/Derek Jones	* 292 apartments * 32,400 square-foot restaurant/retail space * Rooftop observation deck * Replacement public parking both on and off site	<b>Massing</b> -- Three 5-story mixed use residential/retail buildings (two 44' tall and one 61' tall) with view corridor <b>Parking</b> -- All required project parking to be located on site; 69 public parking spaces to be replaced on site.	Proprietary -- Lease documents in process and economic terms being negotiated. Regulatory -- DCB conceptual approval on August 2004; revised project considered by DCB on August 2008 and December 2008 where it was continued.	Change zoning for Pcls 33 and NR to Residential V with a Waterfront Overlay Zone. Parking permit to allow some replacement public parking off site. No Variance proposed
10	<b>125</b> -- Marina City Club	Essex Marina City Club, L.P.	* 282 slip marina will be reconstructed * Marina Walk and fire access improvements with new pavers, railing, landscape and pedestrian amenities.	<b>Massing</b> -- No modifications to existing buildings proposed. <b>Parking</b> -- Existing 361 shared parking spaces will remain unchanged.	Proprietary -- Lease amendment adopted by BOS on 7/6/10. Regulatory -- DCB conceptual promenade design review approved on 11/17/10. DRP Site Plan Review application filed 10/26/10. Proposed marina replacement is included in the County's master waterside CDP application to CCC. Reconstruction of Marina Walk and docks is anticipated from September 2011 through August 2013.	CDP for waterside is needed from Coastal Commission No Variance proposed
11	<b>21</b> -- Holiday Harbor Courts/ Goldrich & Kest Industries	Jona Goldrich/ Sherman Gardner	<u>Phase 1</u> * 5-story, 29,300 square-foot mixed-use building (health club, yacht club, retail, marine office) * 92-slip marina * 28 foot-wide waterfront promenade and pedestrian plaza <u>Phase 2 (Parcel C)</u> * Westernmost portion of land to revert to County for public parking	<b>Massing</b> -- One 56' tall commercial building with view corridor/community park <b>Parking</b> -- Six-level parking structure (447 spaces) to contain: all project required parking, 94 (replacement for OT) spaces and Parcel 20 boater parking	<u>Phase 1</u> Proprietary -- Lease option documents approved by BOS July 2008. Option has expired. Regulatory -- DCB conceptual approval on August 2005. RPC filing September 2006. DCB approval of promenade on 2/17/10. RPC certified EIR and approved CDP, CUP, and Parking Permit on 4/28/10. Appeal to BOS filed 5/12/10. <u>Phase 2 (Parcel C)</u> DCB hearing March and April 2006 on transfer of leasehold to County. Item continued.	CDP for landside from Regional Planning CDP for waterside from Coastal Commission No Variance proposed
12	<b>42/43</b> -- Marina del Rey Hotel/ IWF MDR Hotel	Dale Marquis	* Complete renovation of existing 154-room hotel and new 277-slip marina.	<b>Massing</b> -- 36' tall hotel building <b>Parking</b> -- 372 Parking spaces	Proprietary -- Term sheets initialed; Parcel 42 on 9/7/09 and Parcel 43 on 8/31/09. Regulatory -- DRP application for environmental review only was signed by DBH on 4/28/10. Agency review of Initial Study from 9/28/10 through 10/28/10. MND public review period from 11/19/10 through 12/20/10.	No Variance proposed
13	<b>44</b> - Pier 44/Pacific Marina Venture	Michael Pashaie/ David Taban	* Build 5 new visitor serving commercial and dry storage buildings * 91,090 s.f. visitor serving commercial space * 143 slips + 5 end ties and 234 dry storage spaces	<b>Massing</b> -- Four new visitor-serving commercial buildings, maximum 36' tall and one dry stack storage building, 655" tall. 771.5 lineal feet view corridor proposed <b>Parking</b> -- 381 at grade parking spaces will be provided with shared parking agreement (402 parking spaces are required)	Proprietary -- Term sheet to be negotiated. Regulatory -- Initial DCB review during the October 2008 meeting, but project will be revised.	Shared Parking Agreement No Variance proposed
14	<b>52/GG</b> -- Boat Central/ Pacific Marina Development	Jeff Pence	* 345-vessel dry stack storage facility * 30-vessel mast up storage space * 5,300 s.f. Countyboatwright facility	<b>Massing</b> -- 81.5' high boat storage building partially over water and parking with view corridor <b>Parking</b> -- All parking required of the project to be located on site, public parking to be replaced on Parcel 56	Proprietary -- Term sheet action by BOS on July 2006; SCHC approved Option March 2007; BOS approved Option May 2007. BOS granted extension and modification of Option on 11/10/09. Regulatory -- DCB disapproved project on May 2007. DRP application filed December 2008. Screencheck Draft EIR received July 2009. 2nd Screencheck Draft EIR received June 2010. Updated 2nd DEIR received 10/14/10 is currently being prepared for Agency review.	LCP amendment to rezone site to Boat Storage and to transfer Public Facility use to another parcel. Variance for reduced setbacks and Architectural Guidelines requiring that structures beat least 15 ft. from bulkhead
15	<b>55/56/W</b> -- Fisherman's Village/ Gold Coast	Michael Pashaie/ David Taban	* 132-room hotel * 65,700 square foot restaurant/retail space * 30-slip new marina * 28 foot-wide waterfront promenade	<b>Massing</b> -- Nine mixed use hotel/visitor-serving commercial/retail structures (8 1- and 2-story and 1 60'-tall hotel over ground floor retail/ restaurant), parking structure with view corridor <b>Parking</b> -- On-site parking includes all project required parking, parking for Parcel 61 lessee (Shanghai Reds) and replacement parking from Parcel 52	Proprietary -- Lease extention Option approved by BOS December 2005. Option expired Regulatory -- DCB conceptual approval in July 2006. DRP application filed May 2007. Screencheck DEIR in review.	Shared Parking Agreement Variance for reduced setbacks (side and waterfront)
16	<b>64</b> -- Villa Venetia/ Lyon	Peter Zak	* Complete leasehold renovation	<b>Massing</b> -- Existing 224 units in 3 stories with portions over parking <b>Parking</b> -- All parking located on site	Proprietary -- BOS action on term sheet on 2/2/10 Regulatory -- Project has changed from redevelopment to refurbishment. Initial Study received by DRP May 2009. MND was recirculated with 30-day public review period 7/5/10 through 8/4/10. SCHC reviewed MND on 9/08/10. BOS certified MND on 9/14/10. Site Plan application in DRP currently under review. DCB final concept approved 11/17/10.	No Variance proposed

Note: Height information for projects will be shown as information becomes available.

# PROJECT STATUS REPORT - KEY





*To enrich lives through effective and caring service*



**Santos H. Kreimann**  
Director

**Kerry Silverstrom**  
Chief Deputy

**DESIGN CONTROL BOARD MINUTES**  
**August 18, 2010**

**Members Present:** Peter Phinney, AIA, Chair, Fourth District, Helena Jubany, Member, First District, David Abelar, Second District, Tony Wong, P.E, Member, Fifth District

**Members Absent:** Simon Pastucha, Vice-Chair, Third District

**Department Staff Present:** Santos Kreimann, Director, Gary Jones, Deputy Director, Paul Wong, Chief, Planning Division, Charlotte Miyamoto, Chief, Asset Management Division, Kathline King, Planning Specialist, Ismael Lopez, Planner, Peter Dzewaltowski, Regional Planning Assistant, Teresa Young, Secretary

**County Staff Present:** Tom Faughnan, Principal Deputy County Counsel, Michael Tripp, Department of Regional Planning

**Guests Testifying:** Liz Greenberger, Donna Petersen, Nancy Vernon Marino, Aaron Clark (Armbruster Goldsmith & Delvac LLP), Christopher Coe (Architect, Villa Venetia), Peter Zak (Lyon Communities), Scott Baker, Landscape Architect, Villa Venetia), Marcia Hanscom, Tim Riley (MdR Lessees' Association), Jon Nahhas, Phil Doudar (LACO Department of Public Works), Ed Dingman, (LACO Department of Public Works), Jill Peterson, Pacific Ocean Management, Greg Schem (The Boatyard)

**Call to Order and Pledge of Allegiance:**

Mr. Phinney called the meeting to order at 12:30 p.m. Ms. Jubany led the Pledge of Allegiance. **Motion by Ms. Jubany (Abelar) to excuse Mr. Pastucha from the meeting was unanimously approved.**

**Approval of the DCB minutes:**

**Motion by Mr. Abelar (Jubany) to approve the July 21 meeting minutes was unanimously approved.**

**Public Comment**

Liz Greenberger described her organization, Row LA, which trains inner-city students to row and provide them with academic assistance, and requested new rowing shelves for her organization.

Nancy Vernon Marino spoke about the upcoming LCP amendment and the LCP meeting notices sent out by Los Angeles County.

Jon Nahhas spoke about the County's "Caring for Your Coast" slogan, the LCP meeting notices sent out by Los Angeles County, and asked that the Department's website be enhanced to improve public notification services.

**Consent Agenda**

Mr. Wong asked for clarification regarding the LCP notices and the posting of audio recordings on the Department's website.

Mr. Tripp explained that the notices were sent to boat owners and residents living within 500 feet of the Marina.



Ms. Miyamoto noted that as of June, audio recordings of the meetings were available through the department website by clicking on the agenda.

### **Old Business**

None

### **Item 6A – Election of Officers**

Peter Phinney was nominated for Chair by Mr. Abelar (Jubany). Mr. Phinney was elected unanimously. Mr. Phinney nominated Ms. Jubany as Vice Chair (Wong). Ms. Jubany was elected unanimously.

### **6B – Parcel 53 - The Boatyard - DCB #10-012**

Consideration of new signage for Denison Yacht Sales and Naos Yachting.

Peter Dzewaltowski gave an overview of the project.

Ms. Jubany asked if any of the other tenants who shared the building with Denison Yacht Sales and Naos Yachting had any signs and, if they didn't, whether they would be proposing signs.

Mr. Phinney asked whether The Boatyard was going to maintain the existing pole sign.

Ms. Jubany asked if the signs currently in place for Denison Yacht Sales and Naos Yachting were temporary and whether they would be removed upon approval. She also noted her aesthetic concerns regarding placing signs on the building.

Ms. Peterson said she had taken aesthetic considerations into account when designing the signs.

Mr. Wong spoke about possible wind concerns with changing the sign placements.

Mr. Schem explained that attaching the sign lower might impact the pedestrian circulation and that there may be difficulties attaching it securely. Mr. Schem also noted that the proposed location had always been used for signage.

Mr. Phinney also voiced aesthetic concerns with the placement of the signs and asked the applicants to create another proposal within a month to resolve those concerns. It was agreed that the temporary signs should be permitted to remain for another month.

**Ms. Jubany (Abelar) moved to continue the item until October 20, 2010, approved unanimously.**

### **6C – Parcel 1 - The Fuel Dock - DCB #10-013**

Consideration of new stand-alone trash enclosure.

Mr. Dzewaltowski provided an overview of the project

Mr. Schem gave the board an update on the site's renovation progress and explained that the currently approved trash enclosure is too small for trash containers and that it is difficult to access by for the trash collection service.

Marcia Hanscom explained that the proposed location is the nesting location for the egrets living in the area and that the construction would disrupt them.

Ms. Marino noted that moving the trash enclosure away from the main building would lessen the applicant's motivation to keep the enclosure clean.

Mr. Nahhas commented on the fuel prices charged by the Fuel Dock and asked if customers were served pre-mix fuel in the residential parking lot. He claimed that possibly there is no demand for additional boater storage in the area and that the Board had not heard from the trash company with regards to how convenient the new location was for trash pickup.

Mr. Schem explained that fuel was only sold on the dock and that pre-mix fuel was no longer sold by his business, that no fuel has been sold in the residential parking lot and that his fuel was not sold at the highest prices on the west coast. He explained that the fuel dock was necessary to the functioning of the marina. The Coastal Commission issued an exemption for the Fuel Dock in recognition of the management practices and mitigation measures associated with the dock reconstruction.

In response to a question from Mr. Wong about the frequency of trash pickup, Mr. Schem informed the Board that it could be as often as once or twice a week.

Mr. Phinney expressed concerns over the waste disposed on the new trash location noting that it could be accessible by birds and rodents. He also asked if the board was approving the new trash enclosure in concept and whether Regional Planning would issue a permit.

Ms. Jubany asked whether landscape would be included with the new renovation.

In response to a question from Mr. Abelar about whether the new trash enclosure would eliminate any parking spaces in the adjacent parking lot, Mr. Schem stated that no parking spaces would be eliminated with the proposed relocation. Under existing approved plans, only landscaping was to be located in the proposed trash enclosure.

**Ms. Jubany (Abelar) moved to approve DCB #10-013 with the condition that the applicant provides an updated landscaping plan to screen the site from the residents and to build a covered trash enclosure. Unanimously approved.**

#### **6D – Parcel 64 - Villa Venetia Apartments - DCB#10-014**

Consideration of new renovation.

Mr. Dzewaltowski gave an overview of the Villa Venetia Apartments renovation and recommended approval in concept with the condition that the Applicant returns with any new information from the Department of Regional Planning to help the board make their final approval.

Mr. Clark explained how the proposed project, as a renovation, is different than the previous proposal for new construction that was presented to the Board in an earlier submittal.

Mr. Coe explained the unique aspects of the site design and the goals of the renovation.

Mr. Baker explained the landscape improvements proposed for the driveways, courtyards, and promenade.

Mr. Nahhas commented on the speakers' use of the word "exclusive", "condominiums", and "hotel" during their presentations. He also commented on the proximity of the Villa Venetia to the bike path.

Ms. Hanscom expressed her support for the renovation project.

Ms. Marino spoke about her support for the planned renovation, but noted the potential cumulative environmental impacts of adding washers and driers in each unit.

Mr. Riley spoke about the Marina del Rey Lessees' Association support for the project.

Ms. Jubany asked the applicants to address some of the public's concerns.

Mr. Zak commented on in-unit washer and driers, landscape modifications and keeping the residential land use category as existing.

Mr. Phinney commented on the rent structure of the renovated complex and mentioned the unique aspects of Villa Venetia, its prominence when entering the Marina and its proximity to Ballona Wetlands. He also noted the water and energy conservation opportunities for the project.

Ms. Jubany spoke about the promenade and her support of the proposed improvements.

**Ms. Jubany (Abelar) moved to approve DCB #10-014, as submitted. Unanimously approved.**

#### **6E – Department of Public Works Marina Del Rey Projects**

Presentation on water, sewer, and transportation-related projects.

Mr. Doudar and Mr. Dingman gave an overview of water, sewer, transportation and flood control projects being planned for the marina.

Ms. Marino requested that the Department place the presentation slides on their website and inquired about future recreational redevelopment in Marina del Rey.

Mr. Nahhas noted he wanted a more comprehensive method of informing the public over the course of several meetings on this subject and requested that the bike path be redirected through the Marina instead of Washington Boulevard which is under construction.

Mr. Wong noted the difficulty of public notifications for activities of the many Los Angeles County Departments, but noted the process could be improved.

Mr. Kreimann gave an overview of all public noticing efforts performed by the department to keep the public informed about recreational opportunities while preserving the marina's environment.

Mr. Wong commended the Department on fulfilling public service obligations and asked for a more central location with information for the public to access.

Mr. Kreimann noted the Department updated public information on its website and stated he coordinated with county departments about recreational opportunities in the Marina.

Mr. Phinney commented on impacts to street trees in the marina resulting from DPW projects and noted that the DCB should consider all County residents, not only Marina residents.

**Mr. Abelar was excused from the meeting.**

#### **Staff Reports:**

All reports accepted and filed.

Mr. Nahhas asked the DCB to keep all LA county residents in mind with the Ongoing Activities Reports while making decisions and noted the Department could do more on public noticing for LCP updates.

Ms. Marino spoke about the redevelopment status report and asked about recreational projects. Ms. Marino stated that the board should devote more resources to developing recreational land in Marina del Rey.

#### **8A – Parcel 53 - The Boatyard - DCB#10-012**

Continued to September Meeting. No review necessary

**8B – Parcel 1 - The Fuel Dock - DCB #10-013**

**Ms. Jubany (Wong) moved to approve DCB#10-013, with the condition that the applicant provides an updated landscaping plan to screen the site from the residents and to build a covered trash enclosure. Unanimously approved.**

**8C – Parcel 64 - Villa Venetia Apartments - DCB#10-014**

**Motion by Ms. Jubany (Wong) to approve the Board Review for DCB#10-014 was unanimously approved.**

**Adjournment**

Mr. Phinney moved to adjourn the meeting at 4:15 p.m.

Respectfully Submitted,

Lewis Jackson

Secretary for the Design Control Board





*To enrich lives through effective and caring service*



**Santos H. Kreimann**  
Director

**Kerry Silverstrom**  
Chief Deputy

**DESIGN CONTROL BOARD AND SMALL CRAFT HARBOR COMMISSION JOINT MEETING  
MINUTES  
September 15, 2010**

**DCB Members Present:** Peter Phinney, AIA, Chair, Fourth District, Helena Jubany, Member, First District, Tony Wong, P.E, Member, Fifth District

**Members Absent:** Simon Pastucha, Vice-Chair, Third District, David Abelar, Second District

**SCHC Commissioners Present:** Russ Lesser, Chairman, Allyn Rifkin, Dennis Alfieri

**Commissioners Absent:** Albert DeBlanc, Vanessa Delgado

**Department Staff Present:** Santos Kreimann, Director, Gary Jones, Deputy Director, Paul Wong, Chief, Planning Division, Charlotte Miyamoto, Chief, Asset Management Division, Barry Kurtz, Traffic Engineer, Teresa Young, Secretary, Lewis Jackson, Temporary Secretary,

**County Staff Present:** Tom Faughnan, Principal Deputy County Counsel, Larry Haftez, County Counsel, Department of Regional Planning, Michael Tripp, Department of Regional Planning, Anita Gutierrez, Department of Regional Planning

**County Consultant:** Andi Culbertson, County Coastal Consultant

**Guests Testifying:** David Levine (MdR Lessees' Association), John Davis, Jon Nahhas, David Barish, Jennifer Carter (Pacific Marina Development), Roger Van Wert (Pacific Marina Development), Nancy Vernon Marino, Isaac Hakim (Tahiti Marina) John Rizzo, Ira Waldman, Steven Cho, Tom Hogan (Pacific Marina Development), Steve Friedman, Aaron Clark (Neptune Marina Apartments), Tim Riley (Marina del Rey Lessees' Association), Patricia Younis.

**Call to Order and Pledge of Allegiance:**

Mr. Kreimann called the meeting to order at 12:30 p.m. and recognized the members of the Small Craft Harbor Commission and DCB members who were present.

**Motion by Commissioner Lesser, seconded by Commissioner Rifkin, to excuse Commissioner Delgado from the meeting was unanimously approved.**

**Motion by Ms. Jubany, seconded by Mr. Wong, to excuse Mr. Pastucha and Mr. Abelar from the meeting was unanimously approved.**

Mr. Kreimann led the meeting in the Pledge of Allegiance, spoke about the Coastal Commission's "Roadmap" strategy for completing multiple amendments to the Local Coastal Plan (LCP) and asked the board members and county staff members present to introduce themselves.

### **Presentation of the Local Coastal Program Major Amendment & Public Comment Opportunity**

Mr. Tripp gave a presentation on the Local Coastal Program Major Amendment and described the "pipeline" projects, a series of redevelopment projects each requiring an amendment to the LCP.

Mr. Kurtz spoke about the public work improvements that have been incorporated into the Local Coastal Program Major Amendment and added that all projects in the LCP would be required to evaluate their cumulative impact to the area, as well as the impact of other development projects in the surrounding areas of Los Angeles and Culver City.

Mr. Tripp reiterated that Regional Planning was not proposing to increase development with the pipeline projects he discussed and would not exceed the development limits laid down by the Coastal Commission in 1996.

Ms. Jubany asked about the figures comparing the number of trips which the pipeline projects would cause as versus the increase in trips caused by development projects surrounding the Marina. She wanted to know what radius was used to determine the "surrounding areas."

Mr. Kurtz explained that he had received the trip figures from the City of Los Angeles and that a one-mile radius surrounding the Marina was used.

Mr. Rifkin asked if the pipeline projects would affect the minimum slip percentages for small boats.

Mr. Tripp explained that the pipeline projects did not affect slip percentages for small boats but that the department was adding new policies that would affect the percentages.

Mr. Jones explained what the new slip categories would be under the new policies.

Mr. Kreimann explained that some of the new slip policies were added to the Local Coastal Program Major Amendment and that the slip sizing issues would be addressed more thoroughly in the Master Waterside Coastal Development Permit being developed by Beaches and Harbors.

Ms. Jubany asked if there would be coordination between developments regarding traffic issues at Admiralty Way and Marina Way and the development the park at the same location. Barry Kurtz explained that the consultant hired for the project considers all aspects of the project.

Mr. Phinney asked how public comment and input were evaluated and incorporated into their reports.

Mr. Tripp explained that his report for the Regional Planning Commission will include public comments about the project.

Mr. Kreimann noted that all the reports that had been presented were available online and comments from interested parties had been incorporated.

Mr. Tripp added that the planners would be taking comments until September 24.

Mr. Lesser asked about the status of other projects, such as Parcel 9.

Mr. Tripp stated that the Parcel 9 redevelopment project had been approved by the Regional Planning Commission, but was subsequently appealed to the Board of Supervisors, which in turn could be appealed to the Coastal Commission. He noted that certain pipeline projects needed specific plan amendments while projects such as Parcel 9 did not.

Mr. Kreimann added that while Mr. Tripp covered the entitlement side of the process, the pipeline projects would return to SCHC for the proprietary endorsement process.

Mr. Levine spoke about his organization's views on Marina del Rey, the measures in the Local Coastal Program Major Amendment (LCPA) and other measures that his organization supports, and the possible burden to lessees of the proposed mitigation measures.

Mr. Davis spoke about former industrial activities in Marina del Rey and asked they be considered in the amendment. He noted that the LCP review is flawed and that the LCPA is inconsistent with California and Federal Law. He suggested that Marina del Rey be placed under the control of stakeholders selected by Congress.

Mr. Nahhas commented on the environmental impact of the LCPA and the Master Waterside CDP, as well as DPW's reconditioning of the water and sewer pipes in the Marina. He noted that the LCP periodic review process was not complete and that the County and private developers disagreed with the California Coastal Commission's recommendations. He added that Marina del Rey should be for recreational boating.

Ms. Carter said that the format of the LUP and LIP were good and that what the County was proposing in the LUP was sound.

Mr. Barish asked why Parcel 9 was not a pipeline project, about the traffic conditions between 1991/1994 and the present, and whether the projects Mr. Kurtz spoke about were approved. He also asked about construction of new apartments and about studies regarding dry stack storage in Marina del Rey, as well as the project approval process followed by the California Coastal Commission. He also asked if a Cumulative Impact Study was completed and how the order of the speaker cards was determined.

Mr. Van Wert stated he supported the LCPA and complimented Mr. Tripp for his presentation and the County for its transparency.

Ms. Marino asked a series of questions about slip allocation, slip allocation studies, and slip acreage allocated to the various classes of boats. Ms. Marino also asked the Design Control Board to ask questions about recent policy changes and asked for additional meetings to be held in Marina del Rey regarding the LCPA.

Mr. Hakim spoke on the use of the Marina parking lots and dry-stack storage.

Mr. Rizzo read a statement about the County's management of Marina del Rey.

Mr. Waldman noted that comments from residents within and outside the Marina should be considered and stated that the LCP process allowed numerous amendments to be considered collectively.

Steven Cho commented on the individual impacts of the proposed projects on Mothers' Beach.

Mr. Hogan stated that the LCPA was an opportunity to improve Marina del Rey and commented on the development of the Marina promenade.

Mr. Friedman spoke about the Oxford Basin, its value to the community, and its need for a regular maintenance schedule.

Mr. Clark spoke as a representative of the Neptune Marina Apartments project and noted that the Villa Venetia project was a good example of how there is a balance between rehabilitation and redevelopment projects.

Mr. Riley spoke about the enlargement of Marina del Rey boating slips to accommodate larger boats and support for additional dry stack storage facilities. He noted the need for more hotels, recreational facilities and bike paths for visitors and residents.

Ms. Younis suggested that the Marina del Rey promenade cross Fiji Way toward the adjacent wetlands.

Mr. Lesser asked if the construction noise standards in Marina del Rey were realistic and stated that there is a plan for the Oxford Basin and appreciated the comments received. He also stated his objection to the timeshare component of the Parcel 9 proposal and noted that the Villa Venetia project was an ideal solution to redevelopment problems.

Mr. Wong asked about the status of the dry stack storage project through the appeal process to the Regional Planning Commission and how the land use changes are addressed. He also asked if the dry stack storage would be incorporated in the LCPA and if it would return for DCB review.

Mr. Tripp stated that the project had not gone to the Regional Planning Commission and that the Regional Planning Department was still reviewing the environmental impact report.

Mr. Faughnan said that if the project is approved by the California Coastal Commission it would be resubmitted to the Design Control Board. He also noted that the project was now a part of the Regional Planning Department's timeline and that the public would still have a chance to comment on it.

Mr. Rifkin asked for a response to Ms. Marino's questions.

Mr. Tripp said that his department is preparing a report to the California Coastal Commission that would respond to questions and comments by the public and that the Small Craft Harbor Commission would receive a copy of it.

Ms. Jubany requested a copy of the report so the DCB could understand how the public comments had been addressed.

Mr. Alfieri asked for a report on the plan for the ongoing maintenance of the Oxford Basin at the next Small Craft Harbor Commission.

Mr. Kreimann said the report would be provided and that the Department of Beaches and Harbors had dedicated more resources to the maintenance of the Oxford Basin.

Mr. Phinney agreed with Ms. Younis's proposition about the bike path and promenade and objected to the exclusion of specific parcels from a continuous waterfront promenade. He also commented on the proposal to grant Parcel 125 limited hours for public access.

Mr. Lesser asked that the re-sizing of slips be coordinated with the construction of the dry stack storage so that boaters are not inconvenienced during the construction process.

Mr. Kreimann stated that the purpose of the Master Waterside CDP was to coordinate slip availability issues and noted that the dry stack storage project was proceeding slowly due to the number projects currently in the review process.

Mr. Tripp stated that the Parcel 125 restrictions were already in the 1996 certified LCPA document.

Mr. Phinney asked that the language be removed from the document.

Mr. Kreimann stated that the Department had been talking with the Parcel 125 lessee to remove the promenade access restrictions.

Mr. Phinney stated that he and the other members of the Design Control Board were not opposed to the dry stack storage project but objected to its design. Commissioner Lesser agreed that the design is unappealing.

### **Adjournment**

**Mr. Kreimann moved to adjourn the meeting at 2:30 p.m. Unanimously approved.**



Respectfully Submitted,

Lewis Jackson

Secretary for the Design Control Board